



1 1 8 0 P E A C H T R E E





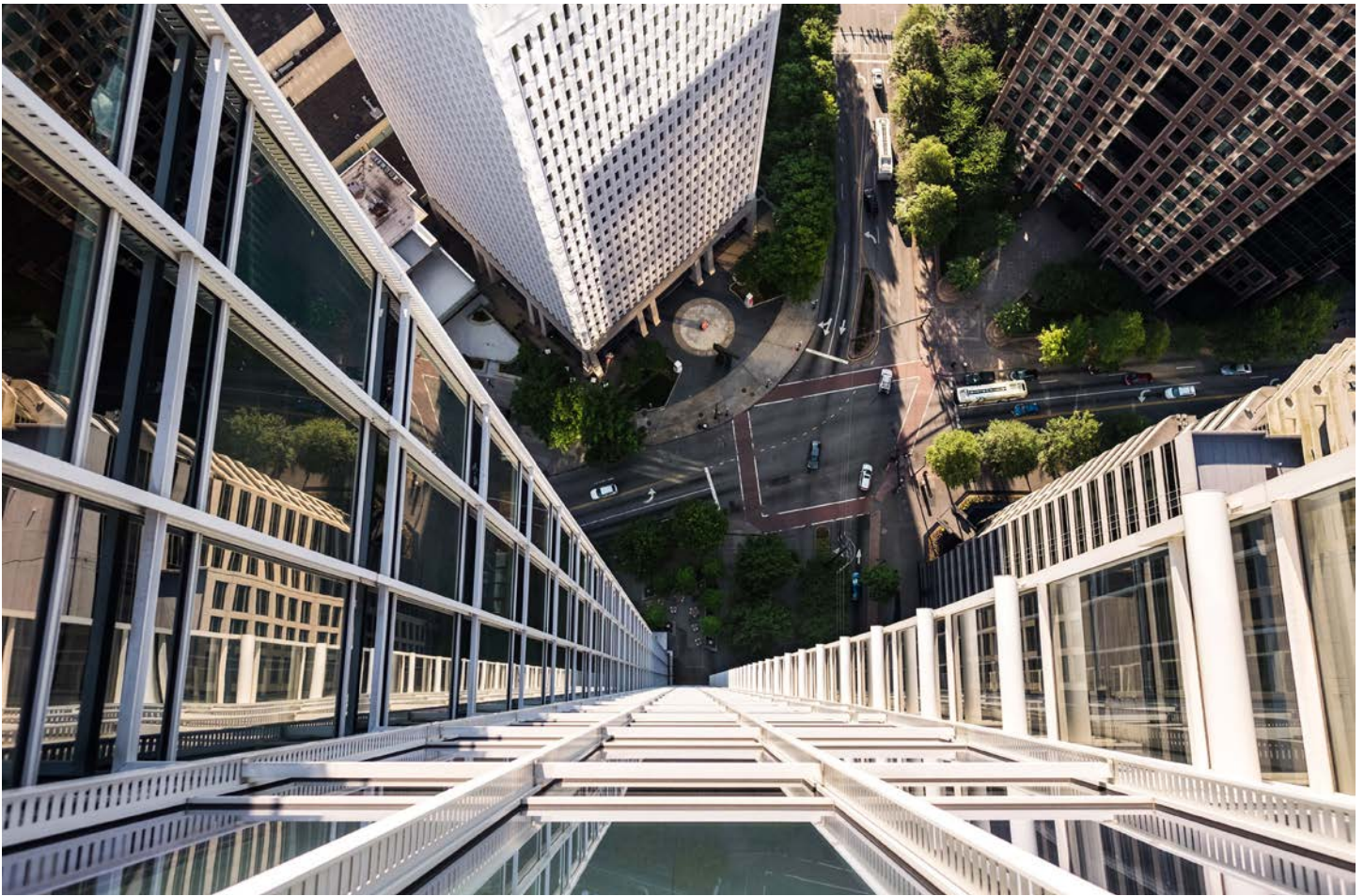
## Modern yet classic. Timeless yet current.

A stunning expression of 21st century architecture. A location in Atlanta's thriving Midtown with the most dynamic, cosmopolitan feel in the city. The chance for your organization to rise to new heights in truly prestigious company. It's all here. 1180 Peachtree.



A woman with long, straight brown hair is seen from behind, looking out a window at a city skyline. The word "LOCATION" is overlaid in large, white, serif capital letters across the center of the image. The background shows a dense urban landscape with various skyscrapers under a bright, slightly hazy sky.

LOCATION



## A breathtaking tower. An ideal location.

1180 Peachtree puts you close to everything that empowers business. It's the heart of vibrancy that fuels Atlanta's art, creative and talent scene like nowhere else. Endless lifestyle choices and venues at your feet. Exactly where your next wave of employees are waiting. Access to everything local—as well as direct connections to the world at your whim. If location is king, this is where you tower above all previous expectations.

# Atlanta

## A CITY FOREVER ON THE RISE.

As the 9th largest metro area in the country, Atlanta is a hotbed for innovation and a hub for big business. It has been ranked #1 among top major metros in job growth in the US since 2014, more than twice the national average. And with the world's busiest airport at its disposal, you're never far from every global destination you need to reach.




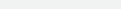



5.7M  
Residents

# Access & Transit

## PREPARE TO BE MOVED.

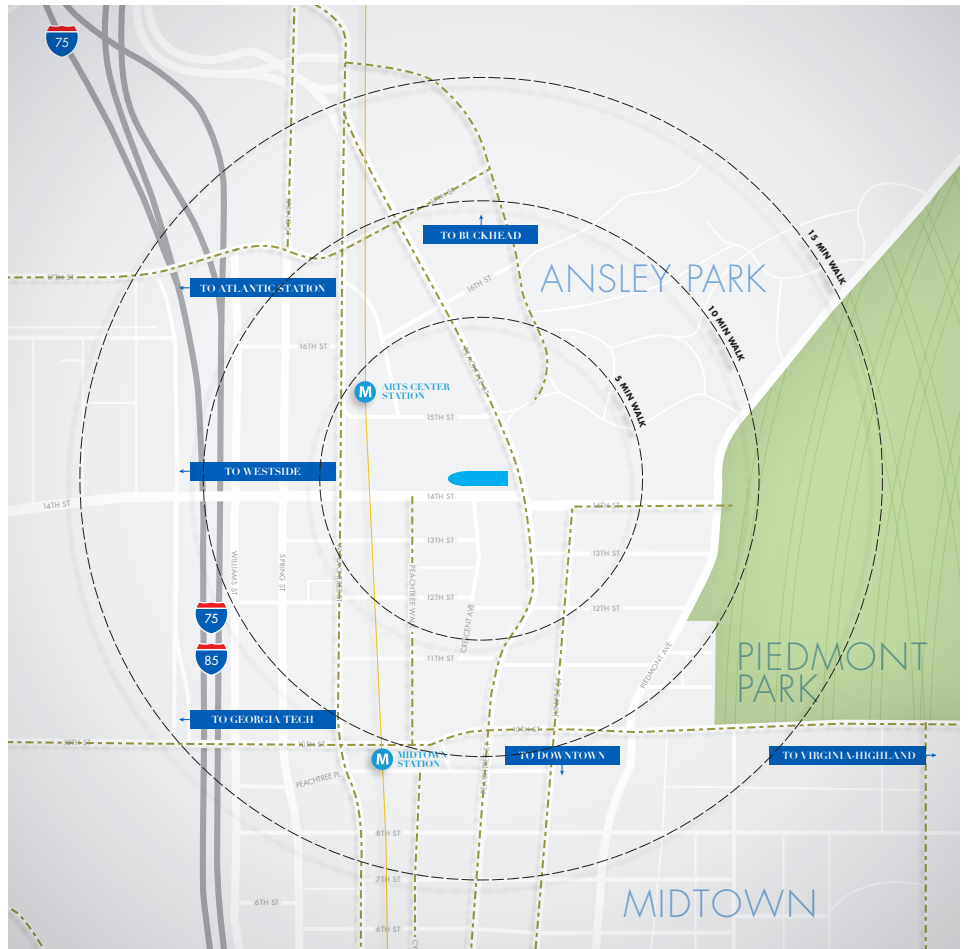
Here you'll enjoy unmatched access to everything that matters. Immediate connectivity to the I-75/I-85 Connector. Two convenient MARTA stations within a 10-minute walk. And best of all, you'll be in the most walkable and bikeable environment in the city. However you get around, 1180 is covered like nowhere else.



-  Nearby Interstates
-  Pedestrian Walk Times
-  MARTA Stations
-  Nearby Neighborhoods
-  Bike Lanes

500K

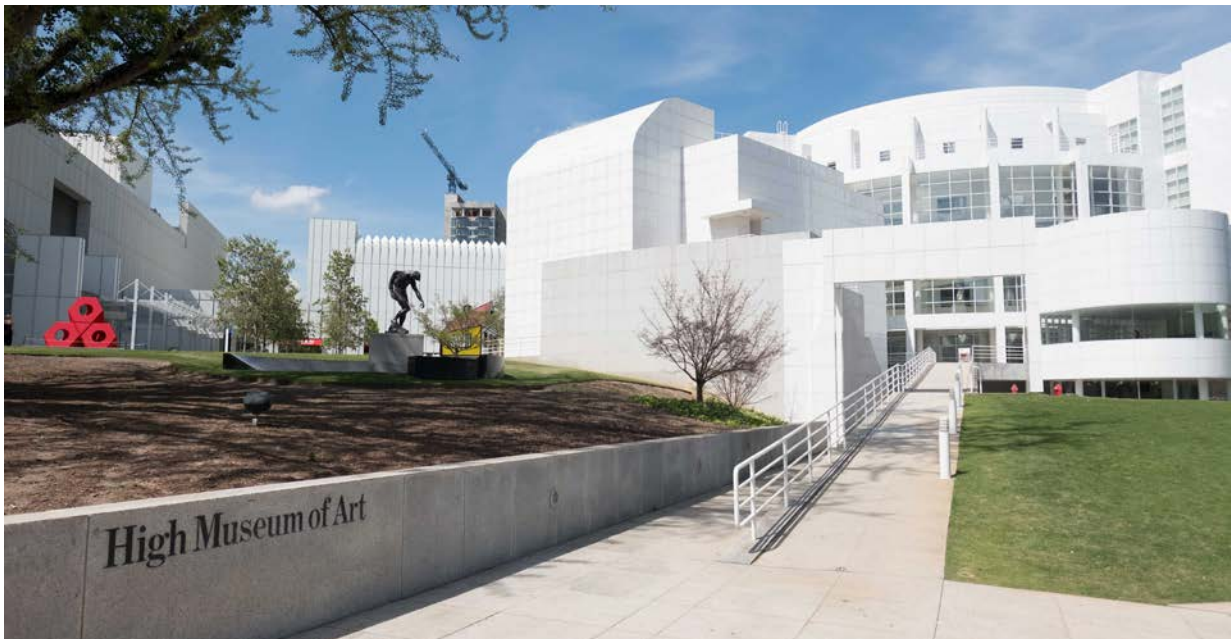
Monthly MARTA Riders



# Arts & Education

## A MAGNET FOR CULTURE, TALENT & TECH.

Midtown provides an astounding assemblage of the best and brightest in the Southeast. It's the city's tech hub with over 28% of the city's tech workforce in 1.2 square miles. It's also the region's Arts District with 77 arts and cultural institutions and 3,000 annual events. And with a concentration of 66 colleges and universities in the metro area alone, it's a magnet for top talent. Whether you're entertaining clients, rewarding employees, or attracting the best people, 1180 delivers.



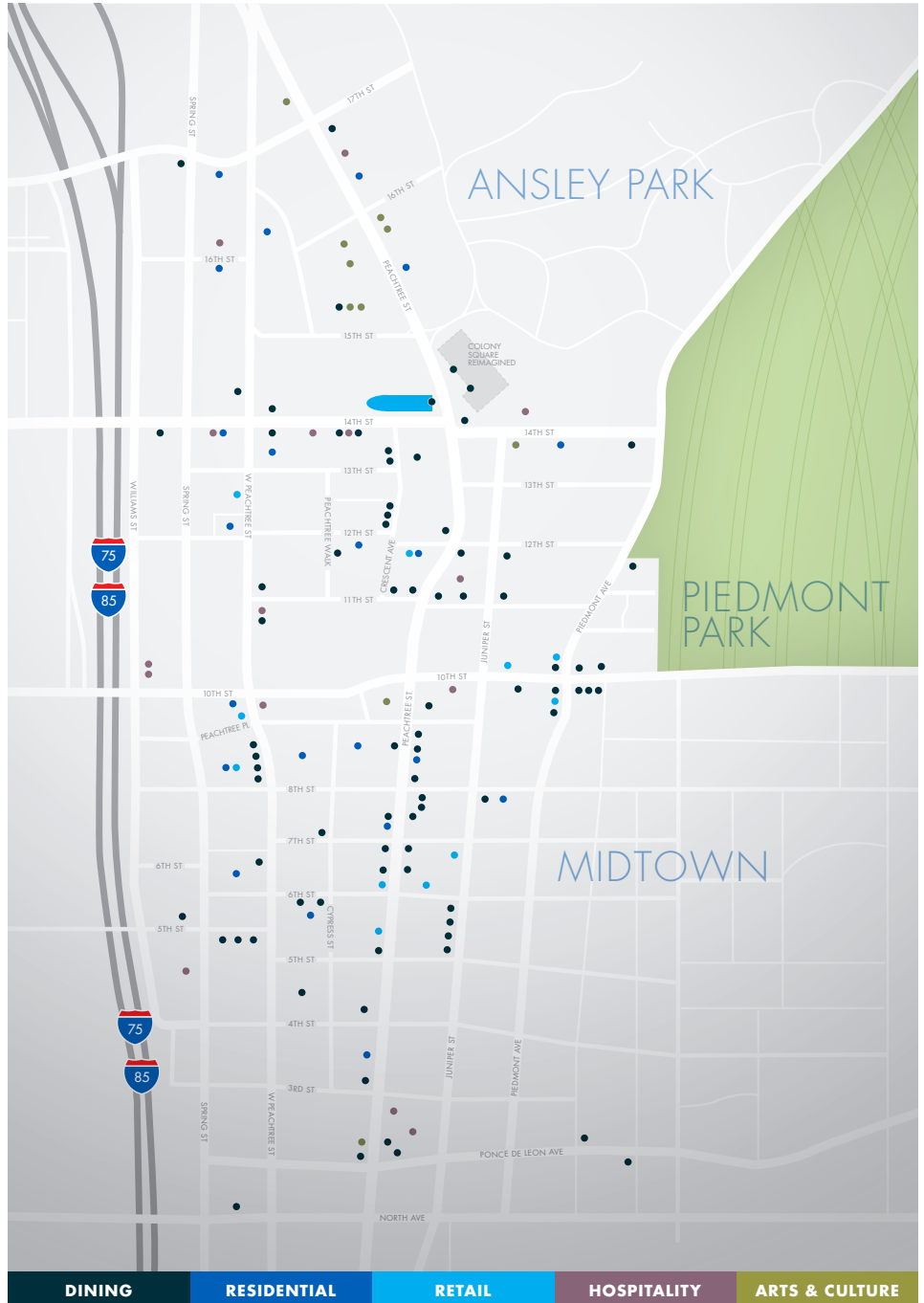
275K  
Students

# Area Amenities

## MAKE YOUR ADDRESS THE PLACE TO BE.

14th and Peachtree is the nexus of Atlanta’s dynamic urban core. Hundreds of dining, retail and entertainment choices – right at your feet. Dozens of diverse lodging options. Walking distance to the acclaimed Piedmont Park and The Beltline. And when it comes to planting roots, nearby Ansley Park, Brookwood Hills, Sherwood Forest and Morningside offer some of the best residential neighborhoods around.

- DINING**
- 5 Church
- Bantam + Bidy
- Bar Margot
- Baraonda
- The Barrelhouse
- Bezoria
- Cafe Intermezzo
- Caribou Coffee
- Cypress Street Pint & Plate
- Dressed
- Ecco
- Eleventh Street Pub
- Empire State South
- Escorpion
- Fado Irish Pub
- Flying Biscuit
- Front Page News
- Grain
- Gordon Biersch Brewery
- Hi-Five Diner
- Hudson Grille Midtown
- J. Christopher's
- Joe's on Jupiter
- The Lawrence
- Livingston
- Lure
- Marlow's Tavern
- Mary Mac's
- The Melting Pot
- Nan
- Noodle
- The Oceanaire
- Prince of Wales
- Proof & Provision
- Publik Draft House
- Ray's Pizza
- Saltwood
- Sivas
- South City Kitchen
- Starbucks
- STK Atlanta
- Sweet Hut Bakery & Café
- Table 1280
- Taco Mac
- Takorea
- Ten Atlanta
- Tin Lizzy's
- Torched Hop
- Vortex
- World of Beer
- Zocalo
  
- RESIDENTIAL**
- 12th & Midtown
- 77 12th
- 905 Juniper
- 1010 Peachtree
- 1280 Peachtree
- Alta Midtown
- Aqua
- Atlantic House
- The Biltmore
- The Metropolitan Center
- One Museum Place
- Plaza Midtown
- Skyhouse Midtown
- Twelve Midtown
  
- RETAIL**
- 12th & Midtown
- The Art of Touch
- Big Peach Running Co.
- Blue MedSpa
- CVS
- Lui-B
- Mac's Beer & Wine
- The Pet Set
- Shep's Midtown ACE
- Twelve Flowers
  
- HOSPITALITY**
- The Four Seasons
- GA Tech Hotel
- Georgian Terrace
- Grenada Hotel
- Hilton Garden Inn
- Hotel Indigo
- Hyatt Atlanta Midtown
- Loews Atlanta Hotel
- Marriott
- Plaza Midtown
- Regency Suites Hotel
- Twelve Midtown
- W Hotel
  
- ARTS & CULTURE**
- Alliance Theater
- ATL Symphony Orchestra
- Center Stage
- High Museum of Art
- Margaret Mitchell House
- MODA
- SCADshow
- Whole World Theater
- Woodruff Arts Center

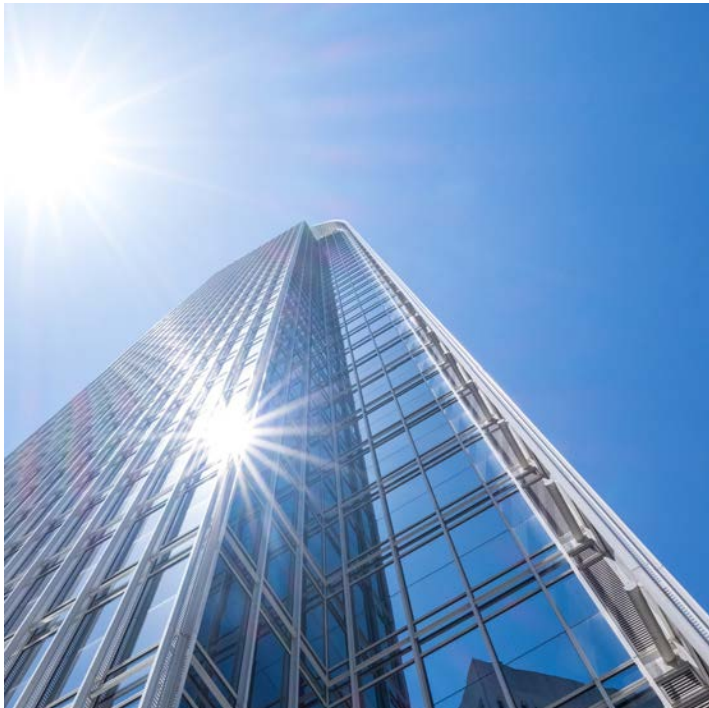


92/100  
Walk Score





# ARCHITECTURE



## Rising 41 brilliant stories skyward.

One glimpse at the exterior and you're hooked by its sheer physical presence. Renowned architects Pickard Chilton have crafted a truly unique masterpiece that has become a shining beacon on the Atlanta skyline. Inside, it's no less exquisite and impressive, managing to be simultaneously classic and effortlessly cool. It just might be the most powerful recruitment tool in your arsenal.



1180 Peachtree was the first high-rise office building in the world to achieve LEED-CS Pre-Certification Silver Level. Today, we have Platinum LEED Certification and our tenants love the results. They enjoy enhanced HVAC equipment, clean power, reserved parking for alternative fuel vehicles, three EV charging stations and secure bicycle storage.



# AMENITIES

MATRIX

POWERED BY ICG®

# Conference Center

This is where you can conduct world-class business like nowhere else. A fully-equipped conference center with a private boardroom, 50-seat training classroom and catering kitchen – all set to the backdrop of beautiful north-facing views.



# Club 1180 Fitness

Our exclusive 10,500 sf tenant health club includes state-of-the-art cardio and weight equipment, a premium Fitness on Demand studio, with anything from aerobic to spin classes, private showers and locker facilities. If work is your life, this is your balance.



# An Iconic Duo

There are few better combinations than burgers and brews and 1180 has brought together two of the finest purveyors in the city. With Mix'd Up Burgers providing mouth-watering bites and Pour Taproom supplying 88 taps as well as a cocktail bar, deciding where to go for client lunches and afterwork meet ups is an easy decision; deciding what to choose from the menu is not!



# On-Site Services

As with any world-class business environment, 1180 offers the full breadth of on-site services including Ameris Bank, The Glass Shoe Shine Shop, Clean To The Max Car Wash and more. It's how we make each workday as efficient and polished as possible.



# AVAILABILITY

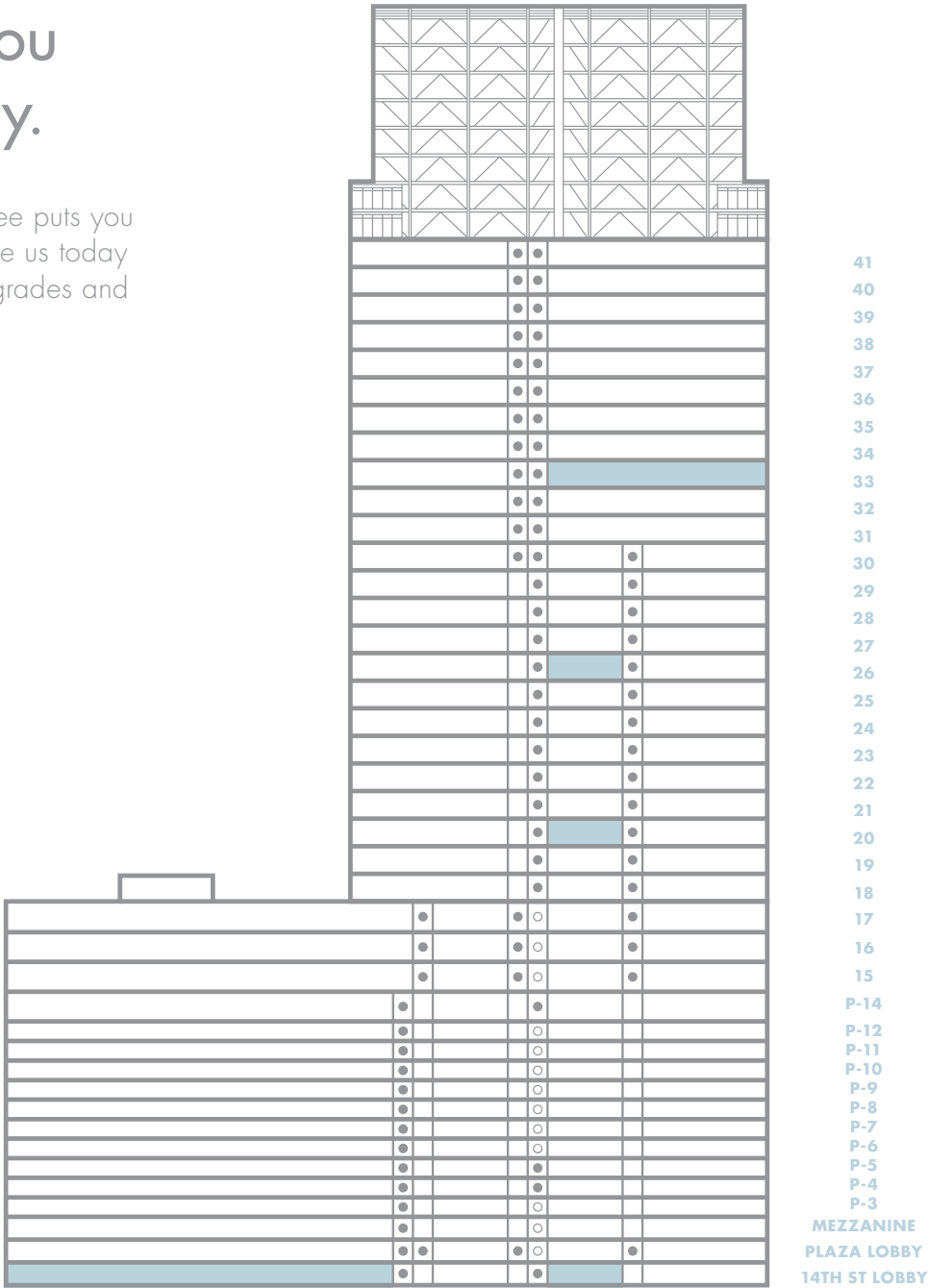


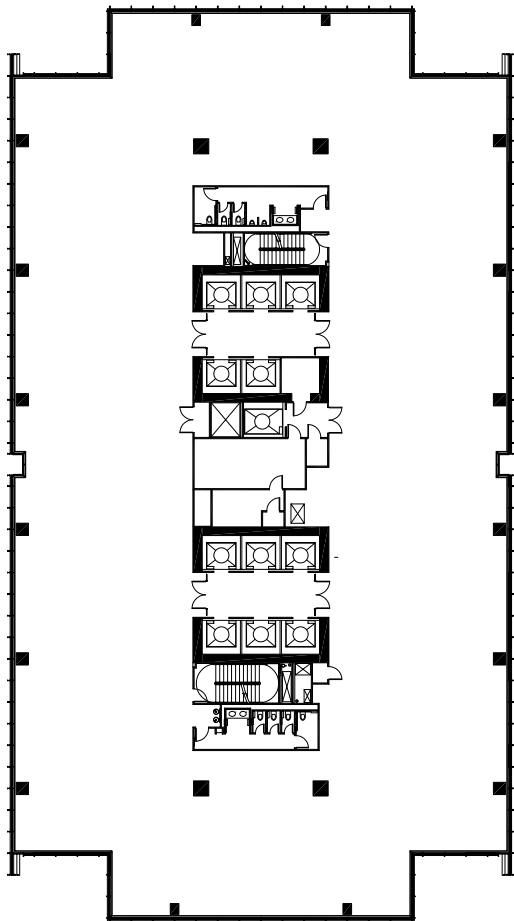
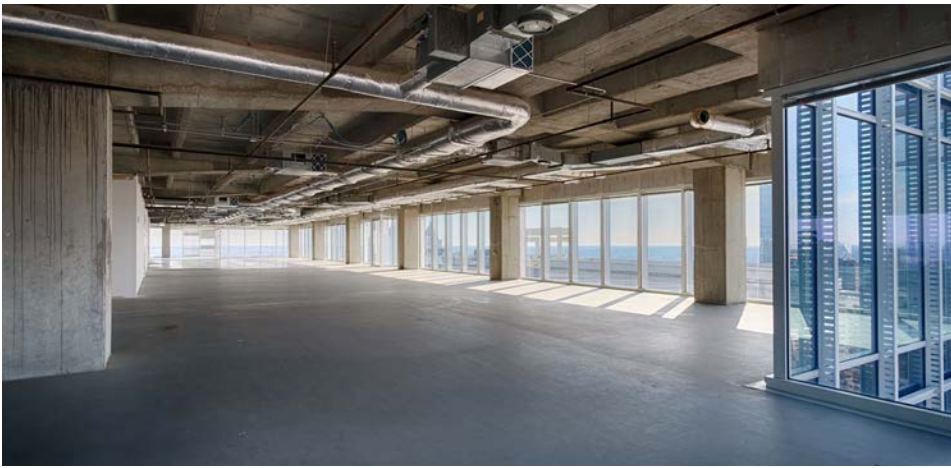




# We invite you to visit today.

Officing at 1180 Peachtree puts you in truly elite company. See us today and learn about new upgrades and current availabilities.



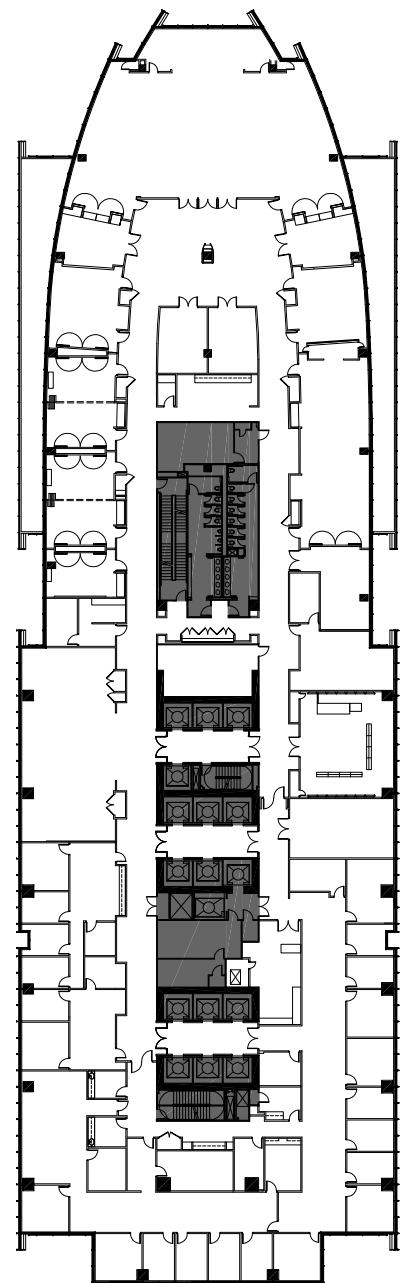


*Single Tenant Tower Floor Plan*

Approximately 22,115 rentable square feet and eight corner offices on every floor

Floor plates up to 12 percent more efficient than typical office towers allowing for more people per square foot

Ten-foot floor-to-ceiling height with 9'6" glass wall. Extensive use of glass provides more natural light in the office environment - shown to improve productivity and morale



*Multi Tenant Podium Floor Plan*



1 1 8 0 P E A C H T R E E

1180 PEACHTREE ST  
ATLANTA GA 30309

[1180peachtree.com](http://1180peachtree.com)

#### OFFICE LEASING

John A. Heagy, III  
Senior Managing Director, Hines  
770 206 5310  
[johnheagy@hines.com](mailto:johnheagy@hines.com)

Marija George  
General Manager, Hines  
404 975 4059  
[marija.george@hines.com](mailto:marija.george@hines.com)

#### RETAIL LEASING

Amy Fingerhut  
Senior Vice President, CBRE  
3550 Lenox Road, Suite 2300  
Atlanta, GA 30326  
404 812 5156  
[amy.fingerhut@cbre.com](mailto:amy.fingerhut@cbre.com)

#### PROPERTY MANAGEMENT

General Inquiries  
404 975 4180

Marija George  
General Manager, Hines  
404 975 4059  
[marija.george@hines.com](mailto:marija.george@hines.com)

**CBRE**

**Hines**